HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2011

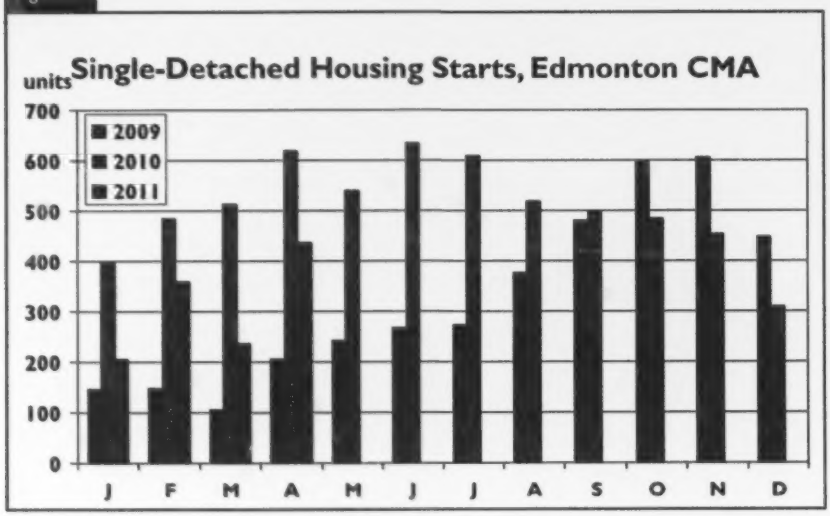
New Home Market

Housing Starts in Edmonton Decrease in April

Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 758 units in April, down from 1,407 units in April of 2010. This represented the seventh month in a row of year-over-year declines. For the year-to-date, total housing starts reached 2,323 units, compared with 3,439 units in the first four months of last year.

Single-detached home builders across the Capital region began construction on 436 units in April, representing a decrease of 30 per cent from the 620 units started during the same month of 2010. This time last year the industry was working hard to replenish depleted inventories,

Figure 1



Source: CMHC

Table of Contents

1 New Home Market
3 Maps of Edmonton
9 Housing Now Report Tables
10 Summary by Market
16 Starts
20 Completions
23 Absorptions
25 Average Price
26 MLS® Activity
27 Economic Indicators

SUBSCRIBE NOW!

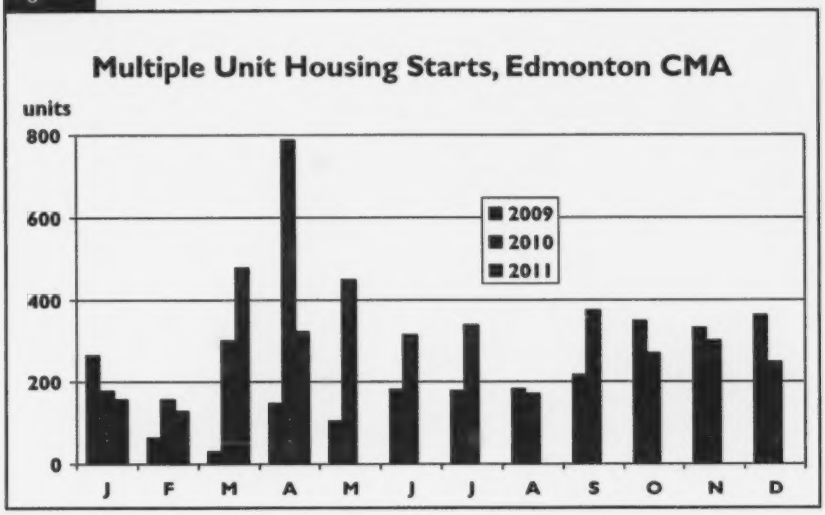
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

whereas this spring the volume of complete and unabsorbed units is considerably higher. To the end of April, single-detached starts totalled 1,237 units, down by 39 per cent from the first four months of 2010.

Single-detached completions totalled 447 units in April, up 36 per cent from this time last year and representing the 16th consecutive month of year-over-year increases. Absorptions, meanwhile, rose by 41 per cent over April 2010 to 491 units. With absorptions outpacing completions in April, this allowed the unabsorbed inventory to decrease month-over-month for the first time since last July. At 581 units, the count of completed and unoccupied single-detached units including show homes was nonetheless 52 per cent higher than the inventory reported a year prior. With units under construction down by 18 per cent in April, compared with the same month in 2010, we look for both completions and inventories to trend lower in the coming months.

On the heels of a strong performance in March, multi-family starts, which consist of semi-detached, row, and apartment units, decreased on a year-over-year basis in April by 59 per cent to 322 units. Semi-detached starts increased by nine per cent year-over-year in April to 124 units. However, row and apartment starts declined by 11 and 79 per cent, respectively, from April 2010 levels. Construction

Figure 2

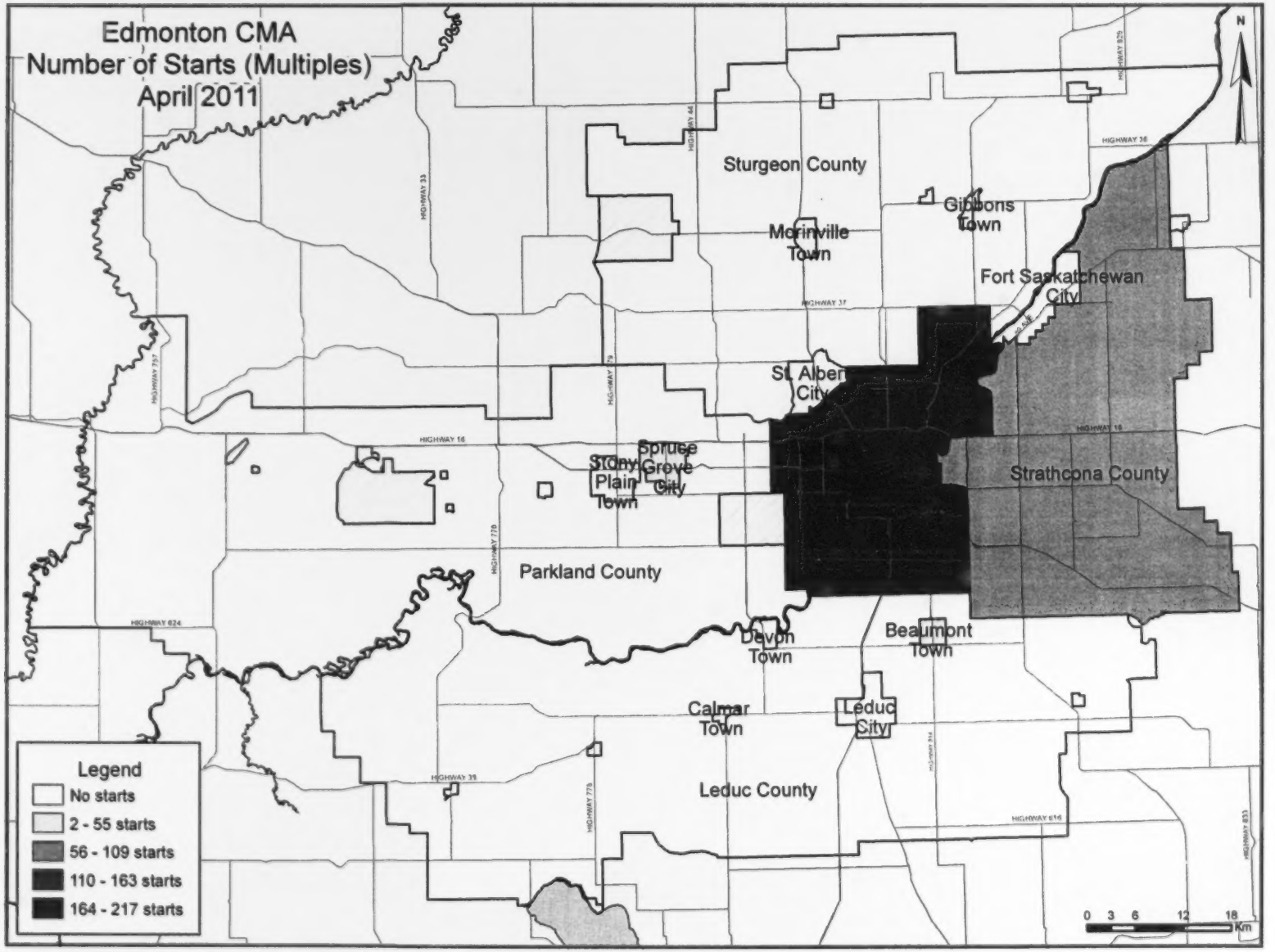


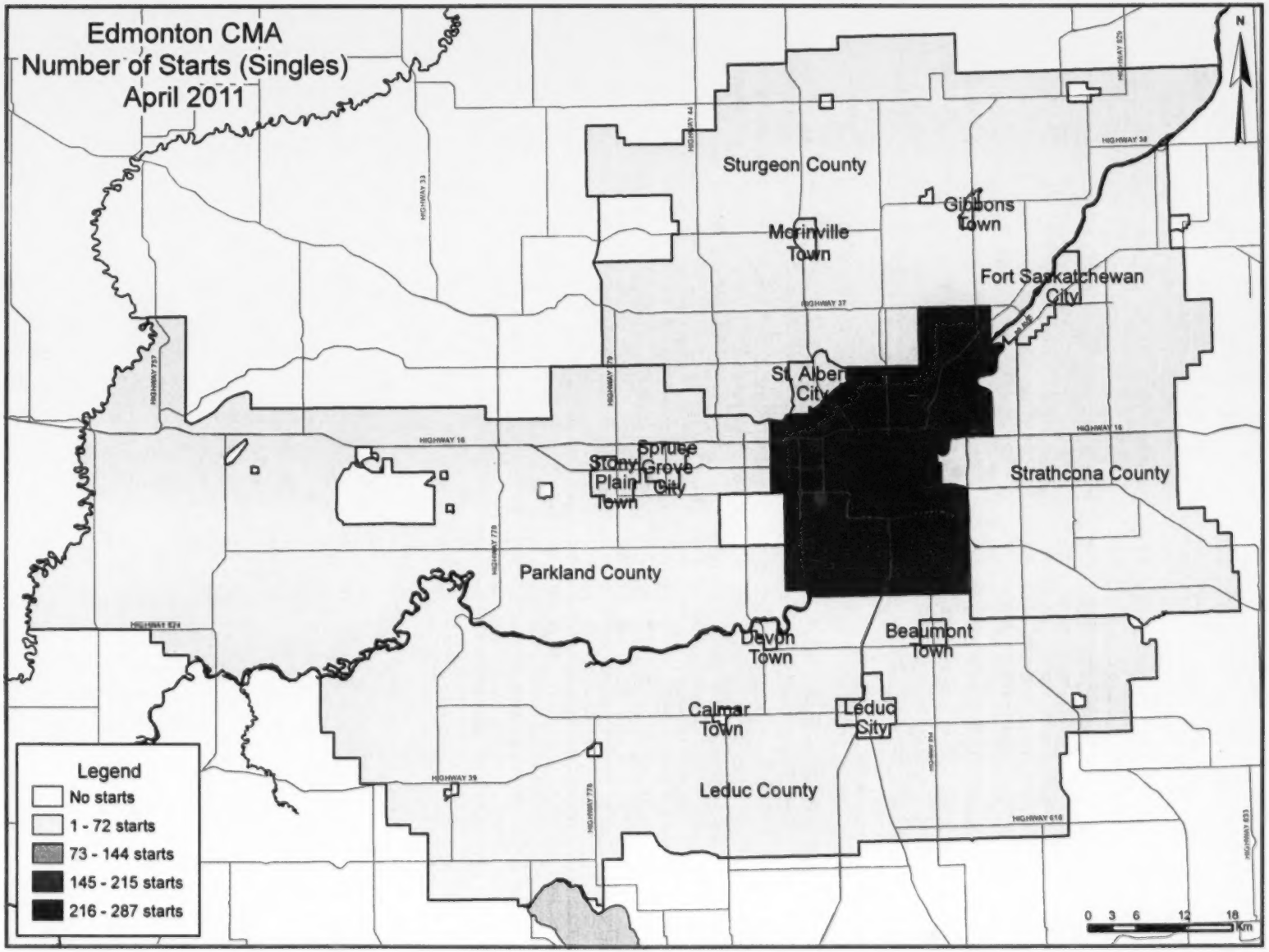
Source: CMHC

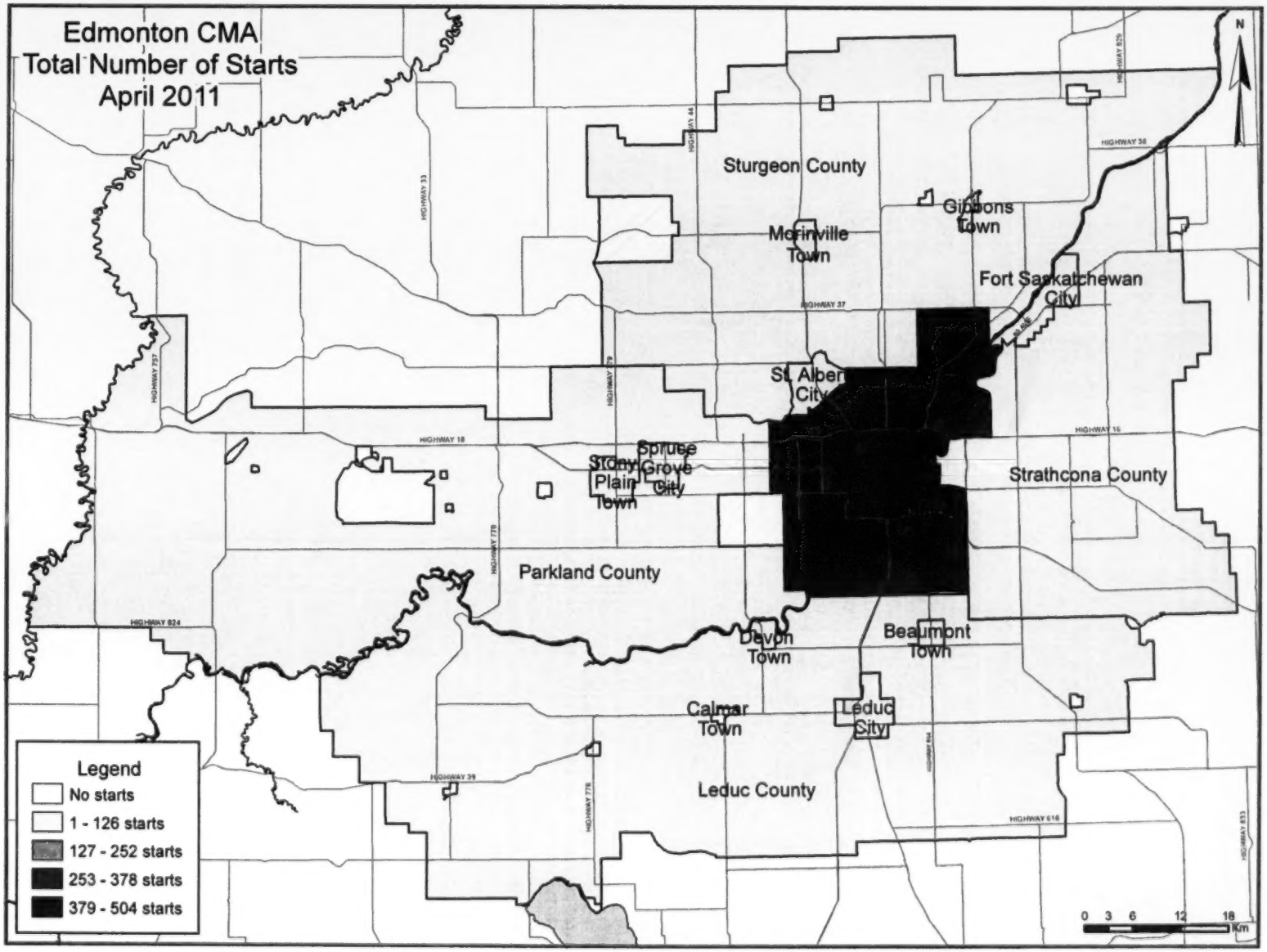
activity last April was bolstered by a strong uptick in condominium apartment starts. On a year-to-date basis, multiple unit starts across Greater Edmonton were down by 24 per cent to 1,086 units compared with 1,425 units reported in January to April of 2010.

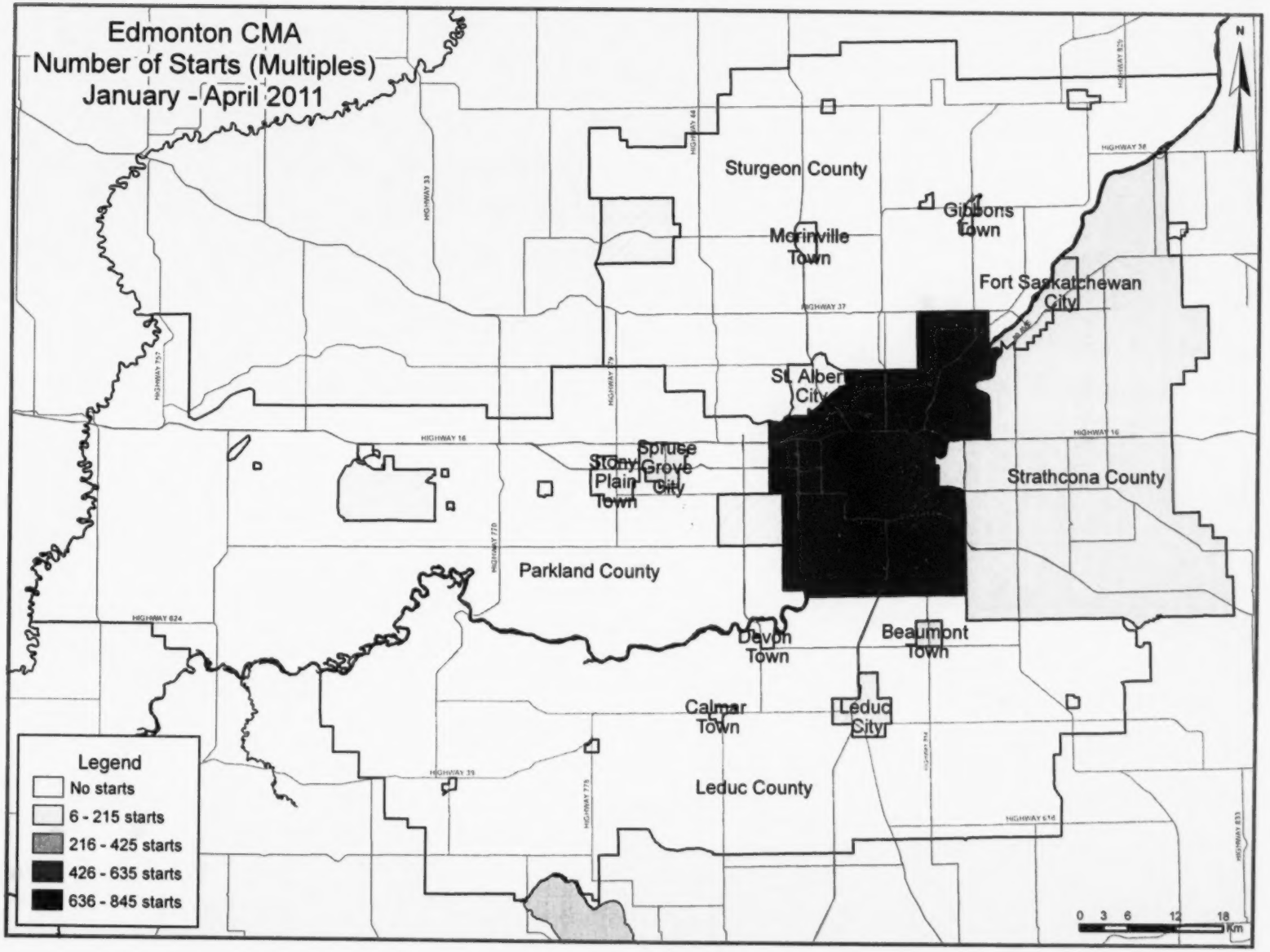
Multiple unit completions in April rose by 4.4 per cent from the same month last year to 236 units. Absorptions in April did not keep pace with completions, decreasing year-over-year by 45 per cent to 182 units. This caused total inventories to rise compared with the previous month of March. The number of completed and unoccupied multiple dwellings stood at 1,046 units in April, up 23 per cent from this time last year and representing the highest level since January 2010. The apartment sector accounted for the month-over-month increase in inventories, with both semi-detached and row numbers decreasing from the previous month.

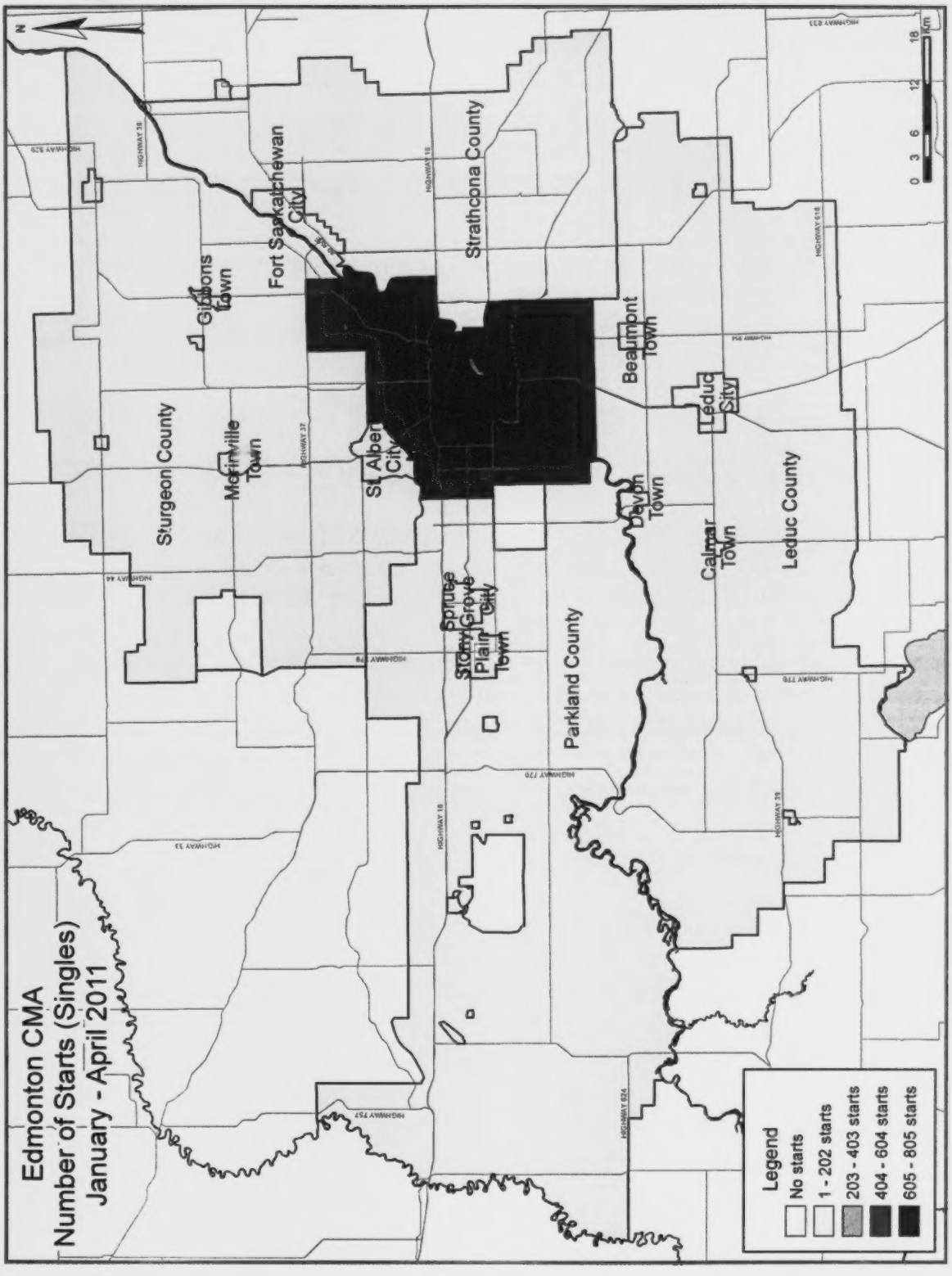
Single-detached and multi-family supply, which includes new units under construction and those sitting in inventory, stood at 9,497 units in April. While up from the previous month by 75 units, total supply in April was down on a year-over-year basis for the first time since May 2010, with a reduction of five per cent.

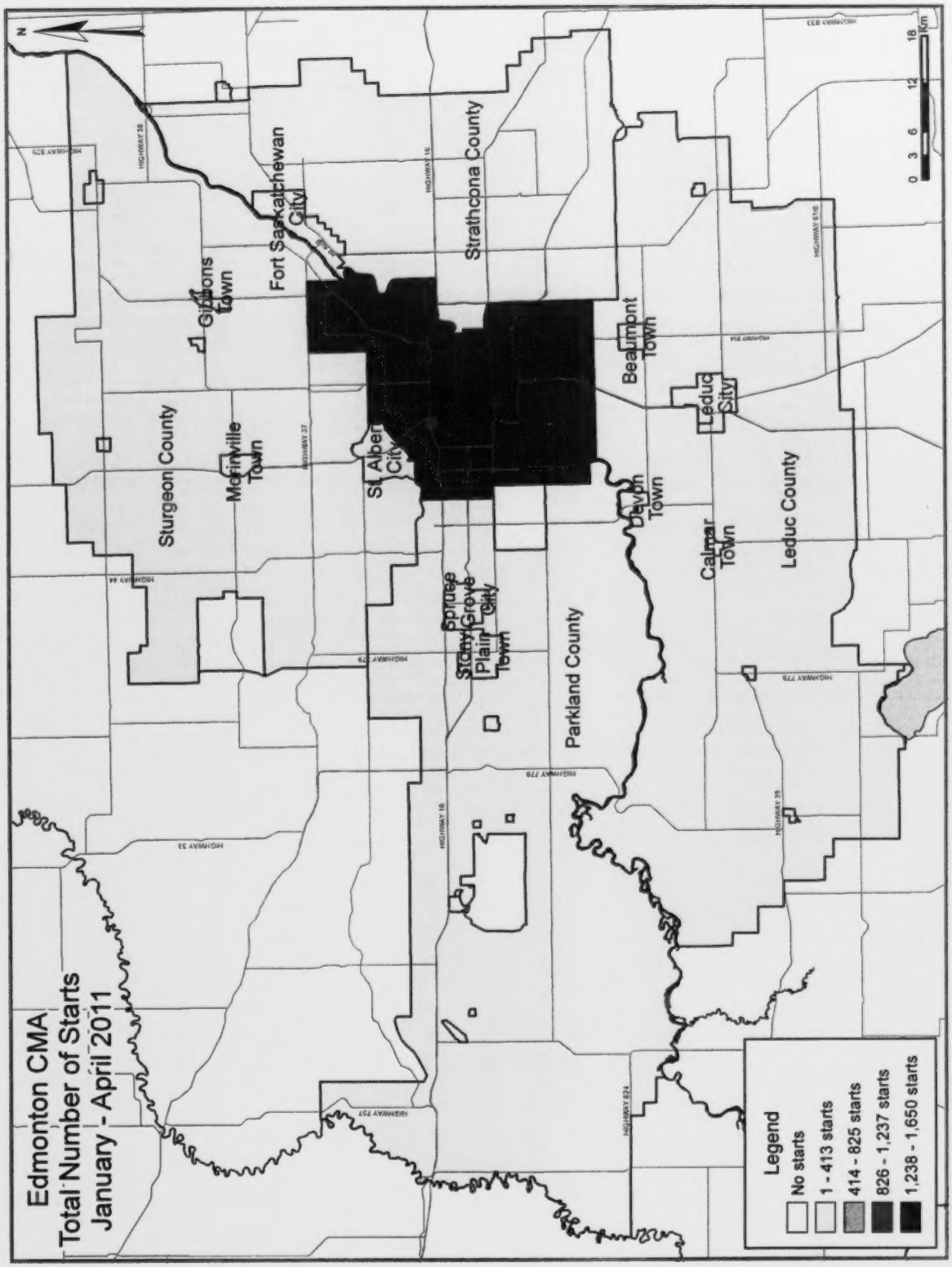

Edmonton CMA
Number of Starts (Multiples)
April 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 55 starts
56 - 109 starts
110 - 163 starts
164 - 217 starts
0 3 6 12 18 Km
N


Edmonton CMA
Number of Starts (Singles)
April 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 72 starts
73 - 144 starts
145 - 215 starts
216 - 287 starts
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
April 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 126 starts
127 - 252 starts
253 - 378 starts
379 - 504 starts
N
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - April 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 770
HIGHWAY 624
HIGHWAY 39
HIGHWAY 775
Legend
No starts
6 - 215 starts
216 - 425 starts
426 - 635 starts
636 - 845 starts
0 3 6 12 18
Km
N


Edmonton CMA
Number of Starts (Singles)
January - April 2011
Legend
No starts
1 - 202 starts
203 - 403 starts
404 - 604 starts
605 - 805 starts
Sturgeon County
Gibbons Town
Fort Saskatchewan City
Strathcona County
Beaumont Town
Leduc City
Leduc County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 37
HIGHWAY 16
HIGHWAY 18
HIGHWAY 39
HIGHWAY 44
HIGHWAY 770
HIGHWAY 824
HIGHWAY 757
0 3 6 12 18 km


Edmonton CMA
Total Number of Starts
January - April 2011
Legend
No starts
1 - 413 starts
414 - 825 starts
826 - 1,237 starts
1,238 - 1,650 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Stony Plain Town
Spruce Grove City
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2011	436	114	0	0	82	126	0	0	758
April 2010	620	110	23	0	56	592	6	0	1,407
% Change	-29.7	3.6	-100.0	n/a	46.4	-78.7	-100.0	n/a	-46.1
Year-to-date 2011	1,237	318	30	0	120	381	0	237	2,323
Year-to-date 2010	2,012	464	52	2	203	666	28	12	3,439
% Change	-38.5	-31.5	-42.3	-100.0	-40.9	-42.8	-100.0	**	-32.5
UNDER CONSTRUCTION									
April 2011	2,974	600	71	11	797	2,790	43	584	7,870
April 2010	3,626	864	123	14	924	2,681	41	473	8,746
% Change	-18.0	-30.6	-42.3	-21.4	-13.7	4.1	4.9	23.5	-10.0
COMPLETIONS									
April 2011	447	64	0	0	68	94	10	0	683
April 2010	328	96	8	1	43	53	0	26	555
% Change	36.3	-33.3	-100.0	-100.0	58.1	77.4	n/a	-100.0	23.1
Year-to-date 2011	1,923	336	49	1	224	466	42	31	3,072
Year-to-date 2010	1,390	318	11	3	200	515	0	54	2,491
% Change	38.3	5.7	**	-66.7	12.0	-9.5	n/a	-42.6	23.3
COMPLETED & NOT ABSORBED									
April 2011	579	91	12	1	171	760	1	12	1,627
April 2010	380	65	10	1	164	597	1	12	1,230
% Change	52.4	40.0	20.0	0.0	4.3	27.3	0.0	0.0	32.3
ABSORBED									
April 2011	490	75	4	1	73	30	0	0	673
April 2010	349	88	7	0	60	161	1	12	678
% Change	40.4	-14.8	-42.9	n/a	21.7	-81.4	-100.0	-100.0	-0.7
Year-to-date 2011	1,872	329	50	1	214	324	3	30	2,823
Year-to-date 2010	1,406	314	12	2	274	652	3	73	2,736
% Change	33.1	4.8	**	-50.0	-21.9	-50.3	0.0	-58.9	3.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
April 2011	287	94	0	0	72	51	0	0	504
April 2010	354	60	23	0	48	592	0	0	1,077
Beaumont Town									
April 2011	23	2	0	0	0	0	0	0	25
April 2010	14	6	0	0	0	0	0	0	20
Devon Town									
April 2011	1	0	0	0	0	0	0	0	1
April 2010	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2011	11	0	0	0	0	0	0	0	11
April 2010	18	8	0	0	0	0	0	0	26
Leduc City									
April 2011	14	0	0	0	0	0	0	0	14
April 2010	24	6	0	0	0	0	0	0	30
Leduc County									
April 2011	6	0	0	0	0	0	0	0	6
April 2010	8	0	0	0	0	0	0	0	8
Morinville Town									
April 2011	7	0	0	0	0	0	0	0	7
April 2010	13	0	0	0	0	0	0	0	13
Parkland County									
April 2011	11	0	0	0	0	0	0	0	11
April 2010	47	0	0	0	0	0	0	0	47
Spruce Grove City									
April 2011	19	16	0	0	0	0	0	0	35
April 2010	26	6	0	0	0	0	0	0	32
St. Albert City									
April 2011	13	0	0	0	0	0	0	0	13
April 2010	16	0	0	0	0	0	0	0	16
Stony Plain Town									
April 2011	11	0	0	0	0	0	0	0	11
April 2010	16	8	0	0	0	0	6	0	30
Strathcona County									
April 2011	28	2	0	0	10	75	0	0	115
April 2010	58	16	0	0	8	0	0	0	82
Sturgeon County									
April 2011	3	0	0	0	0	0	0	0	3
April 2010	25	0	0	0	0	0	0	0	25
Remainder of the CMA									
April 2011	2	0	0	0	0	0	0	0	2
April 2010	1	0	0	0	0	0	0	0	1
Edmonton CMA									
April 2011	436	114	0	0	82	126	0	0	758
April 2010	620	110	23	0	56	592	6	0	1,407

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket April 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
April 2011	1,621	424	42	11	619	2,078	27	303	5,125
April 2010	1,987	542	81	8	634	2,473	35	192	5,952
Beaumont Town									
April 2011	142	16	0	0	0	0	0	0	158
April 2010	147	18	0	0	28	0	0	0	193
Devon Town									
April 2011	6	0	0	0	10	0	0	0	16
April 2010	11	8	0	0	10	0	0	0	29
Fort Saskatchewan City									
April 2011	121	28	0	0	13	0	0	223	385
April 2010	141	78	7	0	30	0	0	152	408
Leduc City									
April 2011	112	28	0	0	4	160	0	24	328
April 2010	223	50	4	0	56	0	0	47	380
Leduc County									
April 2011	90	0	0	0	0	0	0	0	90
April 2010	62	0	0	0	0	0	0	0	62
Morinville Town									
April 2011	59	0	8	0	54	0	0	0	121
April 2010	51	0	6	0	46	20	0	0	123
Parkland County									
April 2011	153	2	0	0	0	0	0	0	155
April 2010	153	0	0	0	0	0	0	0	153
Spruce Grove City									
April 2011	110	68	17	0	0	99	0	0	294
April 2010	199	68	17	0	0	0	0	0	284
St. Albert City									
April 2011	118	2	0	0	0	101	0	0	221
April 2010	129	14	0	0	10	36	0	82	271
Stony Plain Town									
April 2011	60	4	4	0	40	141	12	0	261
April 2010	75	10	4	0	68	119	6	0	282
Strathcona County									
April 2011	247	24	0	0	57	211	0	34	573
April 2010	311	72	4	6	42	0	0	0	435
Sturgeon County									
April 2011	95	0	0	0	0	0	0	0	95
April 2010	94	2	0	0	0	0	0	0	96
Remainder of the CMA									
April 2011	40	4	0	0	0	0	4	0	48
April 2010	43	2	0	0	0	33	0	0	78
Edmonton CMA									
April 2011	2,974	600	71	11	797	2,790	43	584	7,870
April 2010	3,626	864	123	14	924	2,681	41	473	8,746

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
April 2011	242	42	0	0	66	94	10	0	454
April 2010	174	66	4	1	31	53	0	26	355
Beaumont Town									
April 2011	19	4	0	0	0	0	0	0	23
April 2010	0	0	0	0	0	0	0	0	0
Devon Town									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2011	12	6	0	0	0	0	0	0	18
April 2010	13	4	0	0	0	0	0	0	17
Leduc City									
April 2011	13	6	0	0	2	0	0	0	21
April 2010	4	4	0	0	0	0	0	0	8
Leduc County									
April 2011	9	0	0	0	0	0	0	0	9
April 2010	5	0	0	0	0	0	0	0	5
Morinville Town									
April 2011	5	0	0	0	0	0	0	0	5
April 2010	3	2	4	0	0	0	0	0	9
Parkland County									
April 2011	22	0	0	0	0	0	0	0	22
April 2010	12	0	0	0	0	0	0	0	12
Spruce Grove City									
April 2011	27	2	0	0	0	0	0	0	29
April 2010	22	6	0	0	0	0	0	0	28
St. Albert City									
April 2011	7	0	0	0	0	0	0	0	7
April 2010	11	0	0	0	8	0	0	0	19
Stony Plain Town									
April 2011	8	0	0	0	0	0	0	0	8
April 2010	11	0	0	0	0	0	0	0	11
Strathcona County									
April 2011	47	4	0	0	0	0	0	0	51
April 2010	46	14	0	0	4	0	0	0	64
Sturgeon County									
April 2011	25	0	0	0	0	0	0	0	25
April 2010	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
April 2011	11	0	0	0	0	0	0	0	11
April 2010	8	0	0	0	0	0	0	0	8
Edmonton CMA									
April 2011	447	64	0	0	68	94	10	0	683
April 2010	328	96	8	1	43	53	0	26	555

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
April 2011	269	45	5	0	97	582	1	0	999
April 2010	185	41	3	1	86	367	1	0	684
Beaumont Town									
April 2011	26	0	0	0	1	0	0	0	27
April 2010	12	0	0	0	2	0	0	0	14
Devon Town									
April 2011	3	0	0	0	0	0	0	0	3
April 2010	2	0	0	0	1	0	0	0	3
Fort Saskatchewan City									
April 2011	52	12	1	0	19	49	0	0	133
April 2010	31	13	1	0	20	73	0	0	138
Leduc City									
April 2011	35	13	0	0	8	20	0	0	76
April 2010	27	4	0	0	8	49	0	0	88
Leduc County									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	1	0	0	0	0	0	0	0	1
Morinville Town									
April 2011	16	0	1	0	12	0	0	0	29
April 2010	11	0	3	0	14	6	0	0	34
Parkland County									
April 2011	17	0	0	0	0	0	0	0	17
April 2010	7	0	0	0	0	0	0	0	7
Spruce Grove City									
April 2011	24	12	3	0	3	93	0	0	135
April 2010	13	2	3	0	0	93	0	0	111
St. Albert City									
April 2011	37	2	0	0	3	0	0	0	42
April 2010	32	1	0	0	6	0	0	0	39
Stony Plain Town									
April 2011	17	1	0	0	21	0	0	0	39
April 2010	16	0	0	0	21	5	0	0	42
Strathcona County									
April 2011	75	4	2	1	7	2	0	12	103
April 2010	39	4	0	0	6	4	0	12	65
Sturgeon County									
April 2011	3	0	0	0	0	0	0	0	3
April 2010	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
April 2011	5	2	0	0	0	14	0	0	21
April 2010	2	0	0	0	0	0	0	0	2
Edmonton CMA									
April 2011	579	91	12	1	171	760	1	12	1,627
April 2010	380	65	10	1	164	597	1	12	1,230

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
April 2011	262	47	2	0	66	26	0	0	403
April 2010	198	59	5	0	47	112	0	12	433
Beaumont Town									
April 2011	17	4	0	0	1	0	0	0	22
April 2010	1	0	0	0	0	0	0	0	1
Devon Town									
April 2011	0	0	0	0	0	0	0	0	0
April 2010	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2011	20	6	2	0	3	2	0	0	33
April 2010	12	3	0	0	1	0	0	0	16
Leduc City									
April 2011	19	6	0	0	2	0	0	0	27
April 2010	2	2	0	0	0	8	0	0	12
Leduc County									
April 2011	11	0	0	0	0	0	0	0	11
April 2010	5	0	0	0	0	0	0	0	5
Morinville Town									
April 2011	6	0	0	0	0	0	0	0	6
April 2010	6	3	2	0	3	2	0	0	16
Parkland County									
April 2011	19	0	0	0	0	0	0	0	19
April 2010	11	0	0	0	0	0	0	0	11
Spruce Grove City									
April 2011	34	5	0	0	0	0	0	0	39
April 2010	23	6	0	0	0	0	0	0	29
St. Albert City									
April 2011	11	1	0	0	0	0	0	0	12
April 2010	11	1	0	0	3	0	0	0	15
Stony Plain Town									
April 2011	11	0	0	0	0	0	0	0	11
April 2010	12	0	0	0	2	38	1	0	53
Strathcona County									
April 2011	46	6	0	1	1	0	0	0	54
April 2010	41	14	0	0	4	1	0	0	60
Sturgeon County									
April 2011	24	0	0	0	0	0	0	0	24
April 2010	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
April 2011	10	0	0	0	0	2	0	0	12
April 2010	8	0	0	0	0	0	0	0	8
Edmonton CMA									
April 2011	490	75	4	1	73	30	0	0	673
April 2010	349	88	7	0	60	161	1	12	678

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type April 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Edmonton City	287	354	98	62	68	69	51	592	504	1,077	-53.2
Beaumont Town	23	14	2	6	0	0	0	0	25	20	25.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	11	18	0	8	0	0	0	0	11	26	-57.7
Gibbons Town	2	0	0	0	0	0	0	0	2	0	n/a
Leduc City	14	24	0	6	0	0	0	0	14	30	-53.3
Leduc County	6	8	0	0	0	0	0	0	6	8	-25.0
Morinville Town	7	13	0	0	0	0	0	0	7	13	-46.2
Parkland County	11	47	0	0	0	0	0	0	11	47	-76.6
Spruce Grove City	19	26	16	6	0	0	0	0	35	32	9.4
St. Albert City	13	16	0	0	0	0	0	0	13	16	-18.8
Stony Plain Town	11	16	0	8	0	6	0	0	11	30	-63.3
Strathcona County	28	58	8	18	4	6	75	0	115	82	40.2
Sturgeon County	3	25	0	0	0	0	0	0	3	25	-88.0
Remainder of the CMA	0	1	0	0	0	0	0	0	0	1	-100.0
Edmonton CMA	436	620	124	114	72	81	126	592	758	1,407	-46.1

Table 2.1: Starts by Submarket and by Dwelling Type January - April 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	805	1,169	272	370	110	209	463	678	1,650	2,426	-32.0
Beaumont Town	52	75	8	10	0	0	0	0	60	85	-29.4
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	2	0	0	0	0	0	0	1	2	-50.0
Fort Saskatchewan City	41	82	6	26	0	0	0	0	47	108	-56.5
Gibbons Town	4	6	0	0	0	0	0	0	4	6	-33.3
Leduc City	48	99	12	10	0	0	80	0	140	109	28.4
Leduc County	16	24	0	0	0	0	0	0	16	24	-33.3
Morinville Town	29	29	0	0	0	3	0	0	29	32	-9.4
Parkland County	29	66	0	0	0	0	0	0	29	66	-56.1
Spruce Grove City	41	125	40	46	0	0	0	0	81	171	-52.6
St. Albert City	50	62	0	0	0	0	0	0	50	62	-19.4
Stony Plain Town	32	45	0	8	0	6	0	0	32	59	-45.8
Strathcona County	63	172	16	42	4	17	75	0	158	231	-31.6
Sturgeon County	18	42	0	0	0	0	0	0	18	42	-57.1
Remainder of the CMA	8	16	0	0	0	0	0	0	8	16	-50.0
Edmonton CMA	1,237	2,014	354	512	114	235	618	678	2,323	3,439	-32.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Edmonton City	68	69	0	0	51	592	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	6	0	0	0	0
Strathcona County	4	6	0	0	75	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	72	75	0	6	126	592	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	110	187	0	22	226	666	237	12
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	80	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	3	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	6	0	0	0	0
Strathcona County	4	17	0	0	75	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	114	207	0	28	381	666	237	12

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Edmonton City	381	437	123	640	0	0	504	1,077
Beaumont Town	25	20	0	0	0	0	25	20
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	11	26	0	0	0	0	11	26
Gibbons Town	2	0	0	0	0	0	2	0
Leduc City	14	30	0	0	0	0	14	30
Leduc County	6	8	0	0	0	0	6	8
Morinville Town	7	13	0	0	0	0	7	13
Parkland County	11	47	0	0	0	0	11	47
Spruce Grove City	35	32	0	0	0	0	35	32
St. Albert City	13	16	0	0	0	0	13	16
Stony Plain Town	11	24	0	0	0	6	11	30
Strathcona County	30	74	85	8	0	0	115	82
Sturgeon County	3	25	0	0	0	0	3	25
Remainder of the CMA	0	1	0	0	0	0	0	1
Edmonton CMA	550	753	208	648	0	6	758	1,407

Table 2.5: Starts by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	1,083	1,537	330	855	237	34	1,650	2,426
Beaumont Town	60	85	0	0	0	0	60	85
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	2	0	0	0	0	1	2
Fort Saskatchewan City	47	108	0	0	0	0	47	108
Gibbons Town	4	6	0	0	0	0	4	6
Leduc City	60	109	80	0	0	0	140	109
Leduc County	16	24	0	0	0	0	16	24
Morinville Town	29	32	0	0	0	0	29	32
Parkland County	29	66	0	0	0	0	29	66
Spruce Grove City	81	171	0	0	0	0	81	171
St. Albert City	50	62	0	0	0	0	50	62
Stony Plain Town	32	53	0	0	0	6	32	59
Strathcona County	67	215	91	16	0	0	158	231
Sturgeon County	18	42	0	0	0	0	18	42
Remainder of the CMA	8	16	0	0	0	0	8	16
Edmonton CMA	1,585	2,528	501	871	237	40	2,323	3,439

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Edmonton City	242	175	46	84	72	17	94	79	454	355	27.9
Beaumont Town	19	0	4	0	0	0	0	0	23	0	n/a
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	12	13	6	4	0	0	0	0	18	17	5.9
Gibbons Town	1	3	0	0	0	0	0	0	1	3	-66.7
Leduc City	13	4	8	4	0	0	0	0	21	8	162.5
Leduc County	9	5	0	0	0	0	0	0	9	5	80.0
Morinville Town	5	3	0	2	0	4	0	0	5	9	-44.4
Parkland County	22	12	0	0	0	0	0	0	22	12	83.3
Spruce Grove City	27	22	2	6	0	0	0	0	29	28	3.6
St. Albert City	7	11	0	0	0	8	0	0	7	19	-63.2
Stony Plain Town	8	11	0	0	0	0	0	0	8	11	-27.3
Strathcona County	47	46	4	18	0	0	0	0	51	64	-20.3
Sturgeon County	25	19	0	0	0	0	0	0	25	19	31.6
Remainder of the CMA	10	5	0	0	0	0	0	0	10	5	100.0
Edmonton CMA	447	329	70	118	72	29	94	79	683	555	23.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	1,099	850	256	258	204	90	466	569	2,025	1,767	14.6
Beaumont Town	113	14	24	4	0	0	0	0	137	18	**
Calmar Town	3	0	0	0	0	0	0	0	3	0	n/a
Devon Town	2	1	2	0	0	5	28	0	32	6	**
Fort Saskatchewan City	72	53	18	30	11	3	0	0	101	86	17.4
Gibbons Town	6	4	0	0	0	0	0	0	6	4	50.0
Leduc City	148	55	22	14	6	20	0	0	176	89	97.8
Leduc County	24	22	0	2	0	0	0	0	24	24	0.0
Morinville Town	24	11	0	2	3	4	3	0	30	17	76.5
Parkland County	60	36	0	0	0	0	0	0	60	36	66.7
Spruce Grove City	77	62	30	12	4	0	0	0	111	74	50.0
St. Albert City	45	59	2	6	0	16	0	0	47	81	-42.0
Stony Plain Town	20	39	4	8	12	0	0	0	36	47	-23.4
Strathcona County	123	128	26	36	27	19	0	0	176	183	-3.8
Sturgeon County	80	50	0	0	0	0	0	0	80	50	60.0
Remainder of the CMA	28	9	0	0	0	0	0	0	28	9	**
Edmonton CMA	1,924	1,393	384	372	267	157	497	569	3,072	2,491	23.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Edmonton City	62	17	10	0	94	53	0	26
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	8	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	62	29	10	0	94	53	0	26

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	165	90	39	0	466	515	0	54
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	28	0
Fort Saskatchewan City	11	3	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	20	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	3	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	16	0	0	0	0	0	0
Stony Plain Town	12	0	0	0	0	0	0	0
Strathcona County	27	19	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	225	157	42	0	466	515	31	54

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Edmonton City	284	244	160	85	10	26	454	355
Beaumont Town	23	0	0	0	0	0	23	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	18	17	0	0	0	0	18	17
Gibbons Town	1	3	0	0	0	0	1	3
Leduc City	19	8	2	0	0	0	21	8
Leduc County	9	5	0	0	0	0	9	5
Morinville Town	5	9	0	0	0	0	5	9
Parkland County	22	12	0	0	0	0	22	12
Spruce Grove City	29	28	0	0	0	0	29	28
St. Albert City	7	11	0	8	0	0	7	19
Stony Plain Town	8	11	0	0	0	0	8	11
Strathcona County	51	60	0	4	0	0	51	64
Sturgeon County	25	19	0	0	0	0	25	19
Remainder of the CMA	10	5	0	0	0	0	10	5
Edmonton CMA	511	432	162	97	10	26	683	555

Table 3.5: Completions by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	1,361	1,070	625	643	39	54	2,025	1,767
Beaumont Town	123	18	14	0	0	0	137	18
Calmar Town	3	0	0	0	0	0	3	0
Devon Town	4	1	0	5	28	0	32	6
Fort Saskatchewan City	101	86	0	0	0	0	101	86
Gibbons Town	6	4	0	0	0	0	6	4
Leduc City	168	69	8	20	0	0	176	89
Leduc County	24	24	0	0	0	0	24	24
Morinville Town	24	17	0	0	6	0	30	17
Parkland County	60	36	0	0	0	0	60	36
Spruce Grove City	107	74	4	0	0	0	111	74
St. Albert City	47	61	0	20	0	0	47	81
Stony Plain Town	24	41	12	6	0	0	36	47
Strathcona County	148	159	28	24	0	0	176	183
Sturgeon County	80	50	0	0	0	0	80	50
Remainder of the CMA	28	9	0	0	0	0	28	9
Edmonton CMA	2,308	1,719	691	718	73	54	3,072	2,491

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
April 2011	22	8.7	93	36.6	71	28.0	36	14.2	32	12.6	254	458,550	519,073
April 2010	29	14.9	94	48.5	36	18.6	15	7.7	20	10.3	194	427,050	498,286
Year-to-date 2011	136	13.3	332	32.6	272	26.7	133	13.1	146	14.3	1,019	460,000	528,819
Year-to-date 2010	154	18.5	375	45.1	166	20.0	55	6.6	81	9.7	831	420,900	472,243
Beaumont Town													
April 2011	5	29.4	5	29.4	5	29.4	1	5.9	1	5.9	17	413,000	433,372
April 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	24	24.2	50	50.5	16	16.2	4	4.0	5	5.1	99	400,000	412,496
Year-to-date 2010	5	41.7	6	50.0	1	8.3	0	0.0	0	0.0	12	383,771	367,323
Calmar Town													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Fort Saskatchewan City													
April 2011	1	5.0	14	70.0	1	5.0	2	10.0	2	10.0	20	393,500	450,680
April 2010	6	50.0	5	41.7	1	8.3	0	0.0	0	0.0	12	355,150	362,967
Year-to-date 2011	2	3.0	40	59.7	13	19.4	7	10.4	5	7.5	67	405,900	460,779
Year-to-date 2010	19	35.8	25	47.2	4	7.5	4	7.5	1	1.9	53	365,100	387,076
Gibbons Town													
April 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2010	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	4	66.7	1	16.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2010	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Leduc City													
April 2011	8	42.1	8	42.1	3	15.8	0	0.0	0	0.0	19	366,147	367,968
April 2010	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	59	40.4	63	43.2	19	13.0	3	2.1	2	1.4	146	368,950	379,483
Year-to-date 2010	36	60.0	19	31.7	3	5.0	2	3.3	0	0.0	60	313,742	341,402
Leduc County													
April 2011	3	27.3	4	36.4	2	18.2	1	9.1	1	9.1	11	440,000	448,745
April 2010	2	40.0	0	0.0	1	20.0	1	20.0	1	20.0	5	--	--
Year-to-date 2011	7	26.9	7	26.9	4	15.4	4	15.4	4	15.4	26	442,500	480,273
Year-to-date 2010	3	14.3	3	14.3	10	47.6	3	14.3	2	9.5	21	492,678	485,835
Morinville Town													
April 2011	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
April 2010	1	16.7	3	50.0	2	33.3	0	0.0	0	0.0	6	--	--
Year-to-date 2011	7	30.4	14	60.9	2	8.7	0	0.0	0	0.0	23	386,000	384,591
Year-to-date 2010	6	28.6	12	57.1	3	14.3	0	0.0	0	0.0	21	376,500	374,329

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
April 2011	1	9.1	0	0.0	1	9.1	1	9.1	8	72.7	11	725,000	701,888
April 2010	0	0.0	4	66.7	1	16.7	0	0.0	1	16.7	6	--	--
Year-to-date 2011	2	8.0	3	12.0	3	12.0	2	8.0	15	60.0	25	720,000	695,307
Year-to-date 2010	3	11.5	7	26.9	2	7.7	1	3.8	13	50.0	26	619,500	669,852
Spruce Grove City													
April 2011	3	8.8	24	70.6	5	14.7	1	2.9	1	2.9	34	419,892	417,572
April 2010	7	30.4	13	56.5	2	8.7	1	4.3	0	0.0	23	377,381	393,046
Year-to-date 2011	9	12.3	45	61.6	13	17.8	4	5.5	2	2.7	73	417,271	424,081
Year-to-date 2010	27	42.9	30	47.6	5	7.9	1	1.6	0	0.0	63	358,500	365,992
St. Albert City													
April 2011	0	0.0	5	45.5	2	18.2	1	9.1	3	27.3	11	454,900	590,809
April 2010	0	0.0	3	27.3	2	18.2	2	18.2	4	36.4	11	569,900	690,636
Year-to-date 2011	0	0.0	13	28.3	13	28.3	9	19.6	11	23.9	46	525,250	577,415
Year-to-date 2010	1	1.9	16	29.6	16	29.6	12	22.2	9	16.7	54	506,250	570,276
Stony Plain Town													
April 2011	2	18.2	7	63.6	2	18.2	0	0.0	0	0.0	11	400,000	390,967
April 2010	0	0.0	8	72.7	3	27.3	0	0.0	0	0.0	11	428,796	427,143
Year-to-date 2011	7	30.4	11	47.8	5	21.7	0	0.0	0	0.0	23	390,000	368,187
Year-to-date 2010	19	44.2	19	44.2	4	9.3	0	0.0	1	2.3	43	355,000	368,556
Strathcona County													
April 2011	0	0.0	11	25.0	12	27.3	11	25.0	10	22.7	44	530,000	567,864
April 2010	1	2.7	8	21.6	11	29.7	7	18.9	10	27.0	37	525,000	676,493
Year-to-date 2011	0	0.0	32	26.9	42	35.3	23	19.3	22	18.5	119	504,000	564,143
Year-to-date 2010	2	1.7	35	29.9	34	29.1	18	15.4	28	23.9	117	510,000	636,312
Sturgeon County													
April 2011	5	20.8	6	25.0	5	20.8	2	8.3	6	25.0	24	460,000	546,875
April 2010	1	5.3	1	5.3	3	15.8	8	42.1	6	31.6	19	620,000	614,474
Year-to-date 2011	19	24.7	11	14.3	13	16.9	11	14.3	23	29.9	77	500,000	537,260
Year-to-date 2010	7	14.0	3	6.0	8	16.0	12	24.0	20	40.0	50	590,000	620,800
Remainder of the CMA													
April 2011	2	33.3	0	0.0	1	16.7	1	16.7	2	33.3	6	--	--
April 2010	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	7	38.9	5	27.8	3	16.7	1	5.6	2	11.1	18	408,950	433,467
Year-to-date 2010	5	41.7	4	33.3	2	16.7	0	0.0	1	8.3	12	367,450	387,042
Edmonton CMA													
April 2011	54	11.5	182	38.8	110	23.5	57	12.2	66	14.1	469	449,400	505,210
April 2010	49	14.6	146	43.6	64	19.1	34	10.1	42	12.5	335	434,000	510,723
Year-to-date 2011	285	16.1	627	35.4	420	23.7	201	11.4	237	13.4	1,770	446,750	502,954
Year-to-date 2010	290	21.2	555	40.6	258	18.9	109	8.0	156	11.4	1,368	420,650	478,725

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2011						
Submarket	April 2011	April 2010	% Change	YTD 2011	YTD 2010	% Change
Edmonton City	519,073	498,286	4.2	528,819	472,243	12.0
Beaumont Town	433,372	--	n/a	412,496	367,323	12.3
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	450,680	362,967	24.2	460,779	387,076	19.0
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	367,968	--	n/a	379,483	341,402	11.2
Leduc County	448,745	--	n/a	480,273	485,835	-1.1
Morinville Town	--	--	n/a	384,591	374,329	2.7
Parkland County	701,888	--	n/a	695,307	669,852	3.8
Spruce Grove City	417,572	393,046	6.2	424,081	365,992	15.9
St. Albert City	590,809	690,636	-14.5	577,415	570,276	1.3
Stony Plain Town	390,967	427,143	-8.5	368,187	368,556	-0.1
Strathcona County	567,864	676,493	-16.1	564,143	636,312	-11.3
Sturgeon County	546,875	614,474	-11.0	537,260	620,800	-13.5
Remainder of the CMA	--	--	n/a	433,467	387,042	12.0
Edmonton CMA	505,210	510,723	-1.1	502,954	478,725	5.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
April 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	884	21.1	1,478	2,199	2,670	55.4	314,783	-0.7	321,571
	February	1,298	20.7	1,510	2,505	2,759	54.7	316,927	2.6	325,683
	March	1,691	22.5	1,434	3,728	2,929	49.0	342,933	11.0	335,588
	April	1,846	0.2	1,473	3,884	3,036	48.5	339,172	8.7	340,773
	May	1,825	-15.5	1,379	3,670	3,010	45.8	340,723	4.4	332,554
	June	1,658	-35.0	1,200	3,473	2,864	41.9	335,271	2.1	328,466
	July	1,389	-39.0	1,243	2,955	2,707	45.9	329,731	1.5	325,981
	August	1,305	-22.0	1,232	2,730	2,656	46.4	326,550	2.6	329,846
	September	1,282	-24.8	1,303	2,695	2,751	47.4	325,060	-0.7	327,419
	October	1,154	-24.8	1,354	2,291	2,610	51.9	317,096	-0.6	324,933
	November	1,223	-3.0	1,402	1,877	2,529	55.4	318,538	0.0	330,294
	December	848	-10.5	1,395	1,124	2,609	53.5	310,885	-2.6	321,951
2011	January	792	-10.4	1,293	2,160	2,651	48.8	315,483	0.2	323,092
	February	1,132	-12.8	1,320	2,666	2,870	46.0	311,674	-1.7	321,815
	March	1,613	-4.6	1,380	2,983	2,470	55.9	326,557	-4.8	320,240
	April	1,605	-13.1	1,329	3,308	2,606	51.0	327,805	-3.4	325,097
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	3,873	21.6		8,432			327,793	5.5	
	Q1 2011	3,537	-8.7		7,809			319,314	-2.6	
	YTD 2010	5,719	13.7		12,316			331,466	6.5	
	YTD 2011	5,142	-10.1		11,117			321,964	-2.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2011

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	88.7	122.4	636	7.1	72.7	921
	February	604	3.60	5.39	89.0	122.9	630	6.9	71.8	905
	March	631	3.60	5.85	88.7	122.3	622	7.3	71.1	896
	April	655	3.80	6.25	89.2	122.6	623	7.6	71.3	897
	May	639	3.70	5.99	89.2	122.8	630	7.3	71.9	906
	June	633	3.60	5.89	89.0	122.7	637	7.0	72.2	917
	July	627	3.50	5.79	89.0	123.5	634	6.8	71.7	925
	August	604	3.30	5.39	89.1	122.9	634	6.8	71.5	943
	September	604	3.30	5.39	89.1	122.8	634	6.5	71.2	949
	October	598	3.20	5.29	89.1	123.3	637	6.2	71.3	950
	November	607	3.35	5.44	89.2	123.0	640	5.9	71.4	938
	December	592	3.35	5.19	89.1	123.1	646	5.8	71.8	934
2011	January	592	3.35	5.19	89.0	123.9	650	5.8	72.3	929
	February	607	3.50	5.44	90.0	124.3	657	5.8	72.9	932
	March	601	3.50	5.34	89.8	124.8	659	5.8	73.0	937
	April	621	3.70	5.69		126.2	659	5.7	72.9	944
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2011 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

64171_2011_M05

CMHC Client e-Update Newsletter

Get the latest market in-sight, housing research and news on CMHC mortgage loan insurance to grow your business and enhance your client relationships. Everything you need to open new doors.